

Architect-designed house 235 m , 7 rooms, 5 bedrooms, cellar. Garden. Covered swimming pool. Plot 3840 m .



INFORMATION

Town:	Domérat
Department:	Allier
Bed:	4
Bath:	2
Floor:	234 m2
Plot Size:	3840 m2

IN BRIEF

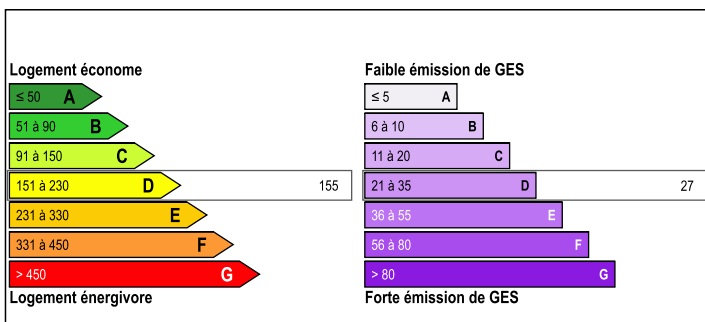
This beautiful villa built in 1995 offers spacious rooms with plenty of natural light. It has 5 bedrooms, including one with private bathroom. Good sized garden with covered swimming pool.

The house is fully insulated, and has double glazing and gas central heating. The septic tank is up to current standards.

3km to the town of Domérat where you will find all the amenities for every day life. 6km from the centre of the medieval city of Montluçon where there are plenty of activities on offer (shopping, restaurants, a swimming pool, bowling, just to name a few).



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière:	2950 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Basement :

double garage of 46m² with motorised doors, a boiler room, an air-conditioned cellar of 8m² and amazing storage possibilities.

Ground floor :

beautiful entrance hall (13.6m²)
large living room of 53m²
fully fitted and equipped kitchen (18.9m²)
storeroom
laundry room (7.6m²)
toilet.

Half landing :

master suite with bedroom (21m²) adjoining bathroom, toilet, and dressing room
office (10.50m²)

First floor :

spacious mezzanine (26.8m²)
3 bedrooms with their built in cupboards (9.5m², 9.5m², 11m²)
shower room
toilet

Outside you will appreciate the enclosed and maintained grounds with its tarmac driveway, electric gate, heated swimming pool with a hard cover, and a wooden chalet.

As you can see, this house offers rare features.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>